136.0	0005	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,485,600	/	1,485,600
USE VALUE:	1,485,600	/	1,485,600
ASSESSED:	1,485,600	/	1,485,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILDESGAME MYRON L--ETAL
Owner 2:	GILDESGAME CATHARYN B
Owner 3:	
Street 1:	8 KENSINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,286 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1895, having primarily Wood Shingle Exterior and 4070 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11286.000	793,800	9,100	682,700	1,485,600
Total Card	0.259	793,800	9,100	682,700	1,485,600
Total Parcel	0.259	793,800	9,100	682,700	1,485,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.01 | /Parcel: 365.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87836
GIS Ref	
GIS Ref	
Insp Date	10/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0005-0022.0

!10604!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	793,600	9100	11,286.	682,700	1,485,400	1,485,400	Year End Roll	12/18/2019
2019	101	FV	597,100	9100	11,286.	720,700	1,326,900	1,326,900	Year End Roll	1/3/2019
2018	101	FV	592,600	9100	11,286.	531,000	1,132,700	1,132,700	Year End Roll	12/20/2017
2017	101	FV	592,600	9100	11,286.	508,200	1,109,900	1,109,900	Year End Roll	1/3/2017
2016	101	FV	592,600	9100	11,286.	470,300	1,072,000	1,072,000	Year End	1/4/2016
2015	101	FV	579,100	9100	11,286.	394,500	982,700	982,700	Year End Roll	12/11/2014
2014	101	FV	579,100	9100	11,286.	385,400	973,600	973,600	Year End Roll	12/16/2013
2013	101	FV	579,100	9100	11,286.	367,200	955,400	955,400		12/13/2012

PRINT

Date	Time
12/11/20	00:53:39

LAST REV

Date	Time
04/23/18	14:19:18

ekelly

USER DEFINED

Prior Id # 1:	87836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16219-338		6/1/1985		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2015	1356	Porch	27,695		9/17/2015			Replace rear decki
7/27/2010	899	New Wind	3,985					REPL 2 WINDOWS
2/23/2010	128	New Wind	32,000					REPL 23 WINDOWS
11/4/2004	1058	Re-Roof	18,075	C				remove shingles/in
6/6/1995	305		10,000	C				ADD WDK
8/1/1994	387		45,000	C				REM/KIT-ADD BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	355	PATRIOT
5/3/2000	Inspected	276	PATRIOT
11/24/1999	Measured	243	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11286		Sq. Ft.	Site		0	90.	0.67	10									682,719						682,700	

Total AC/HA:	0.25909	Total SF/SM:	11286	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	682,719	Spl Credit		Total:	682,700

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	4	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98762059
Const Adj.:	1.02010000
Adj $ / SQ:	125.934
Other Features:	169500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	975188
Depreciation:	181385
Depreciated Total:	793803

COMMENTS

3 FIREPLACES. 2ND HEAT SOURCE IS OIL FHW..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

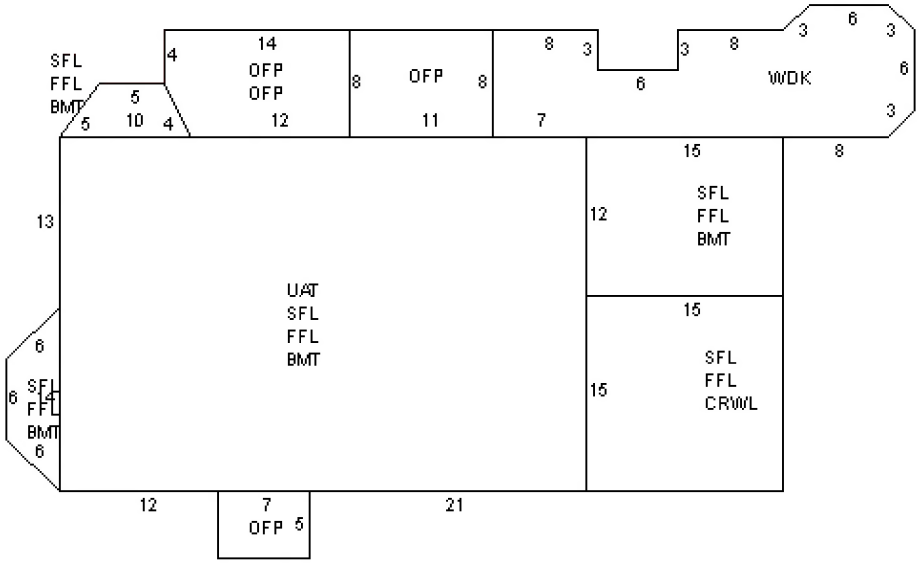
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.86
Special Features:	0	Val/Su Net:	143.65
Final Total:	793800	Val/Su SzAd	255.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,555	125.930	195,827
SFL	Second Floor	1,555	125.930	195,827
BMT	Basement	1,330	54.780	72,859
OFP	Open Porch	339	21.800	7,389
UAT	Upper Attic	270	73.040	19,721
WDK	Deck	252	10.170	2,562
CRWL	Crawl Space	225	18.890	4,250
	Net Sketched Area:	5,526	Total:	498,435
Size Ad	3110	Gross Are	6336	FinArea 4070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1930	20.98	T	40	101			5,300			5,300
14	Open Porch	D	Y	1	13X16	G	AV	1930	30.54	T	40	101			3,800			3,800

More:	N	Total Yard Items:	9,100	Total Special Featues:	Total: 9,100

IMAGE

AssessPro Patriot Properties, Inc